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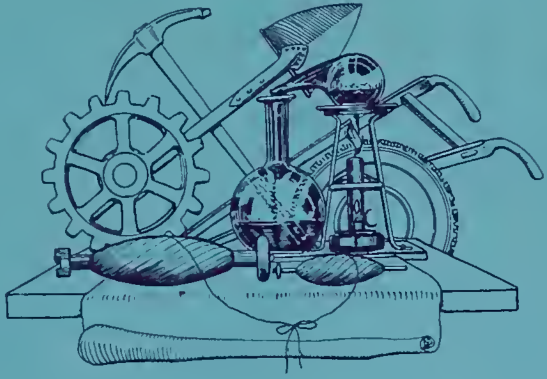
Lonaconing

AN ECONOMIC SURVEY



MARYLAND STATE PLANNING COMMISSION

OCTOBER 1956

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ACKNOWLEDGEMENTS

In the preparation of this study, which was initiated at the request of the Honorable Fred B. Driscoll, Delegate from Allegany County, the Maryland State Planning Commission is indebted to many individuals, organizations, and public bodies for their cooperation and assistance. The report was prepared by Mr. Joseph Wise under supervision of Mr. I. Alvin Pasarew, Director of the Commission. Assistance was generously given by Dr. Clarence Long and Dr. Mark Perlman, both of The Johns Hopkins University. Former Mayor Virgil Alexander of Lonaconing was extremely helpful in the compilation of local data. Many State, federal, and local agencies assisted the Commission in the report. Outstanding among these were Mr. Irvin J. Forsyth and Staff of the State Department of Employment Security, Mr. Joseph F. Kaylor and Staff of the State Department of Forests and Parks, Miss Janet Hoffman of the State Bureau of Fiscal Research, Mrs. Margaret Kimble of the State Department of Labor and Industry and Mr. Frank T. Powers of the State Bureau of Mines. The suggestions of Mr. W. E. Johnston of the Western Maryland Railway and Mr. Paul Wagner of the Industrial Union Council of the UAW-CIO were greatly appreciated.

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October 15, 1956

Mr. James C. Alban, Chairman
Maryland State Planning Commission
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Baltimore 2, Maryland

Dear Mr. Alban:

I take pleasure in transmitting herewith the Commission's report dealing with unemployment in the Georges Creek area of Allegany County entitled: "Lonaconing - An Economic Survey".

The present study was undertaken at the suggestion of Delegate Fred Driscoll of Allegany County. In times of general prosperity for the State, it is significant that certain small geographical areas may suffer most severe unemployment without prospect of improvement. This study is an attempt to analyze the local situation in terms of salient factors for future development.

It is our hope that this study will serve to crystalize the problems which must be solved for restoring employment in the area. It might serve as a point of departure for similar studies of other communities, where an evaluation of existing economic problems and an approach for their solution are needed.

Recommendations are made in the report for local action to stimulate economic activity and to encourage the orderly economic development of the region.

Very truly yours,

I. Alvin Pasarew

I. Alvin Pasarew
Director

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SUMMARY OF FINDINGS AND RECOMMENDATIONS

This report was initiated as part of a program to stimulate economic activity in Lonaconing, and to boost employment in the area. The study seeks first to outline the original causes for large-scale unemployment in the area, then to examine reasons for the continuing economic decline, and finally to suggest how the current inventory of economic resources can be developed to alleviate the problem.

The Problem

Until 1948, a secular decline in coal mining employment was counterbalanced by increases in manufacturing employment. Cutbacks in textile and railroad employment at that time led to a surplus of labor, still a problem in the area.

Industry has been unable to eliminate the gap in employment caused by the 1949 cutbacks. Development of natural resources was insufficient to absorb large numbers of workers. Cumberland's labor and trading area embraces a large region including the Georges Creek area,and the entire region shared in the deflationary spiral consisting of reduced income and purchases because of layoffs, and further layoffs due to decreasing sales. The unemployment rate is now about 12 per cent in the City of Cumberland, and almost 14 per cent in the Town of Lonaconing.

The Georges Creek area affords excellent resources for development. It has a trained labor force which is steady and reliable. Land is well suited for pastures, forestry and some agriculture. Coal reserves are high. A good retail market is at hand. Transportation facilities are outstanding and power rates compare quite favorably with other centers.

Recommendations

The Maryland State Planning Commission recommends the following development program:

1. Organization of a committee by the Lonaconing Businessmen's Association to consult with the Director of the State Bureau

of Mines, the County Agricultural Agent, the District Forester, and interested parties to decide which of the projects suggested by the Allegany County Land Use Planning Committee could be most profitably pursued immediately. These projects would deal with soil erosion, forage supply, crop diversification, and scientific crop marketing.

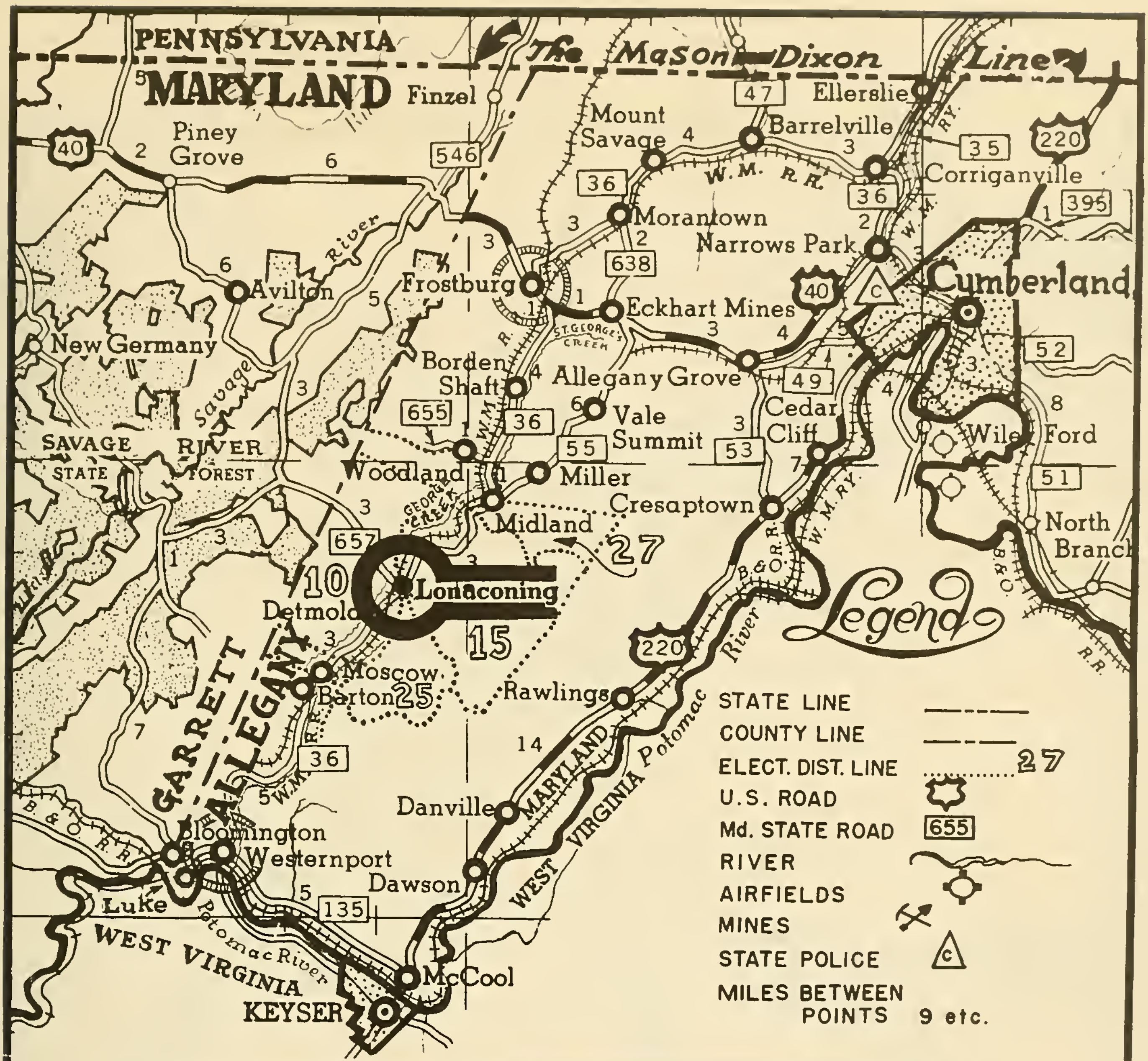
2. Formation of an Industrial Development Committee by the Lonaconing Businessmen's Association. This Committee would be charged with the task of encouraging new industry to locate in Lonaconing. It would act as the publicity agent and exclusive contact for business prospects. The advantages of incorporation to provide financial assistance for new firms should be considered seriously.

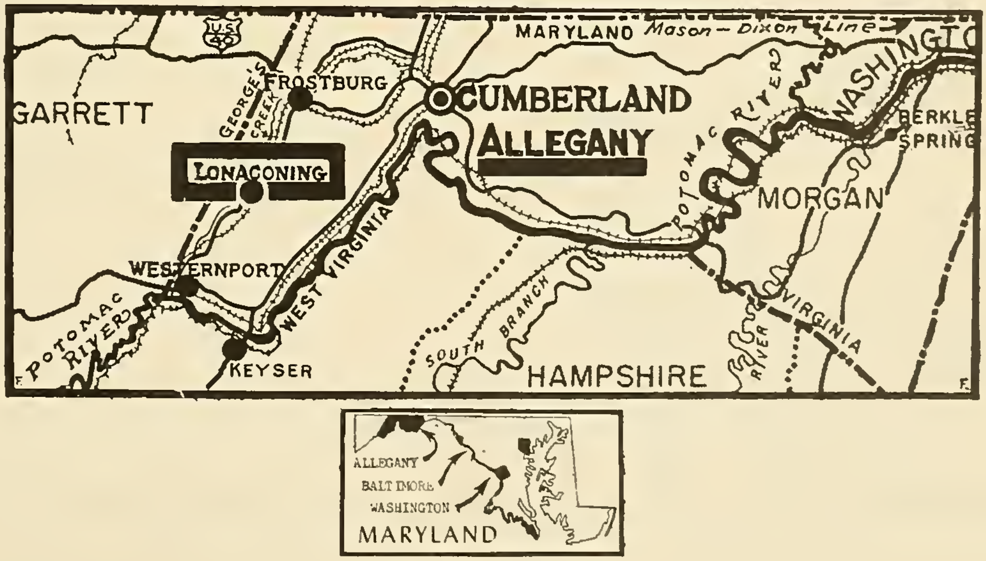
   In addition, the Industrial Development Committee should contact the Small Business Administration of the federal government in order to find out how additional federal contracts may be bid on in the area.

3. Initiation of a program to improve the retailing center. A paint-up and clean-up campaign and evening shopping hours deserve the serious consideration of Lonaconing's merchants.

4. Development of a program to abate pollution of the Georges Creek. Recent federal legislation enabling communities to share in the cost of the project with the government should be carefully studied and pursued. Aside from the economic consequences of the pollution, it is most urgent for the health of the communities that some program be undertaken immediately.

Lonaconing has distinct advantages as a place to live and work. The inventory of resources presented here is designed to provide a basis for factual appraisals by local and prospective businessmen of the community.





Key Maps

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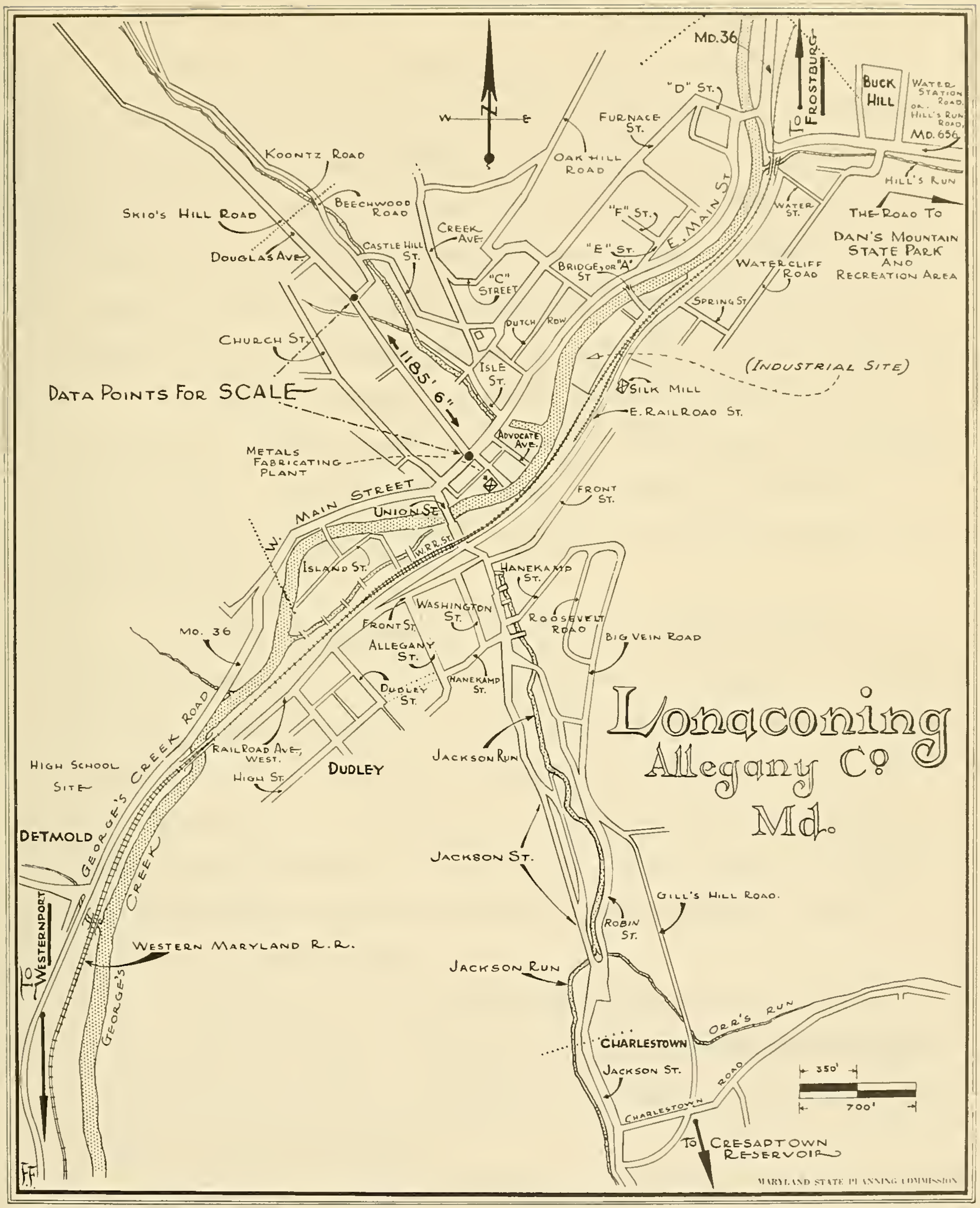
Lonaconing
Allegany Co.
Md.
W
E
N
Md. 36
To Frostburg
"D" St.
Buck Hill
Water Station Road, or Hill's Run Road, Md. 656
Furnace St.
Oak Hill Road
Hill's Run
Koontz Road
Beechwood Road
Skio's Hill Road
Douglas Ave.
Creek Ave.
Castle Hill St.
"F" St.
E. Main St.
Water St.
The Road To Dan's Mountain State Park And Recreation Area
"E" St.
Bridge, or "A" St.
Watercliff Road
"C" Street
Dutch Row
Spring St.
Church St.
1185' 6"
Isle St.
(Industrial Site)
Data Points For SCALE
Silk Mill
E. Railroad St.
Advocate Ave.
Metals Fabricating Plant
W. Main Street
Union St.
Front St.
W.R.R. St.
Island St.
Hanekamp St.
Washington St.
Roosevelt Road
Front St.
Big Vein Road
Md. 36
Allegany St.
Dudley St.
Hanekamp St.
George's Creek Road
Railroad Ave., West.
High St.
Dudley
Jackson Run
High School Site
Detmold
Jackson St.
George's Creek
Gill's Hill Road
Robin St.
To Westernport
Western Maryland R.R.
Jackson Run
George's Creek
Orr's Run
Charlestown
Jackson St.
350'
700'
Charlestown Road
To Cresaptown Reservoir
F.F.
Maryland State Planning Commission

HISTORICAL SUMMARY[1]

Prior to 1837 the Georges Creek valley from Frostburg to Westernport was a continuous forest with probably not more than five or six houses and a trail scarcely clear enough for the passage of wagons. In 1837 the Georges Creek Coal and Iron Company began development of their property by digging iron ore, limestone and coal, and by erection of an iron furnace. The Company was a London and Baltimore syndicate, incorporated in the State of Maryland. About twenty houses were erected and a post office was established.

A building for school and church purposes was erected in 1839. In the same year a military company was organized and the town's first physician began practice. Until 1845 the only store was owned by the Company. The operations of the Company brought a population of Germans and Welsh, with a few Scottish and Irish.

In 1842 the Baltimore and Ohio Railroad reached Cumberland. By 1850 the Chesapeake and Ohio Canal was completed. The Georges Creek Company found that the eastern markets were now within their grasp and built a railroad to Piedmont, West Virginia,to connect with the Baltimore and Ohio Railroad. There was soon an influx of new companies farther down the Creek. Between 1852 and 1857 mines were opened near Barton, Phoenix, and Franklin. Jackson and Detmold were settled within a mile of Lonaconing. The new workers were largely Scottish.

The supply of good iron was miscalculated and the iron furnace had to be closed in 1856. In the same year, the Cumberland and Pennsylvania Railroad constructed a line to Lonaconing from Frostburg and purchased the Company's railroad to Piedmont.

1/ James W. Thomas and Judge T. C. Williams, History of Allegany County, Maryland (Cumberland, Maryland: L. R. Titsworth, 1923), pp. 535-548. History of Lonaconing written by Duncan R. Sloan.

The Company had acquired some of the finest bituminous coal in the world and coal production soon soared. From 1842 to 1872, coal production jumped from 2,000 to 2,000,000 gross tons in the Cumberland Area.[2/] The entire Georges Creek area was alive with activity and prosperity well into the twentieth century as a result of the income produced in coal mining.

The good times continued until "the great fire" of 1881, which left only four business establishments standing, after a conflagration that destroyed almost the entire town. Recognizing the town's lack of adequate fire defense, citizens organized a volunteer fire company in 1882.

Lonaconing was incorporated as a town in 1890, thereby obtaining the rights of taxation. Borrowing was authorized only upon a vote of the citizens for specific purposes.

Employment in the mines continued to grow, finally reaching 5,734 employees in 1906-1907.[3/] More than 4,500,000 gross tons of coal were mined in that year. Economic activity in Lonaconing reached a high point which was to be sustained for many years. Nevertheless, the peak had been reached and coal production and employment began to decline, sometimes imperceptibly and at other times sharply, a trend which has continued until the present.

2/ University of Maryland, Bureau of Business and Economic Research, "An Economic Survey of Allegany County".

3/ Total for Allegany County; however, almost exclusively from the mines in the Georges Creek area. Data: Maryland State Bureau of Mines, Westernport.

CAUSES OF UNEMPLOYMENT IN THE GEORGES CREEK AREA

Summary

Western Allegany County became highly dependent upon coal mining for employment and income before the turn of the century. In common with many coal areas, as mining operations decreased, the Georges Creek area lost its former prosperity.

Mining was supplanted as the major income producer by manufacturing in the 1930's. The decrease in coal mining was not felt strongly in the region as a whole because manufacturing, particularly the Celanese Corporation of America, was absorbing surplus labor in the area. When the Celanese Corporation resorted to large layoffs in 1949, the effects were disastrous to the economy. Augmenting the effects of the cutback at Celanese were railroad lay-offs resulting from a switch to diesel engines with their reduced manpower requirements.

Coal Mining

Present coal employment in Allegany County is only 5 per cent of its peak in the early twentieth century. Coal production is a mere 4 per cent of its maximum.4/ For nearly 50 years the Georges Creek has experienced decline in its major industry. Only in very recent years, however, have the effects of this decline been felt throughout the region's economy.

Over a period of years, the richest coal seams eventually become exhausted. Not all the coal they contained was removed, but deeper penetration involved higher costs as coals of lower quality and thinner seams were reached. Labor costs rose as the workers secured better wages, which were not accompanied by the usual technological cost-reducing advances. The total cost increase, labor plus more intensive mining without improvements in technique, would not justify operations in any but the richest seams.

4/ Frank T. Powers, Director, Maryland State Bureau of Mines, Westernport.

As time passed, the larger mining concerns therefore found more profitable fields in Pennsylvania and West Virginia, where the richest seams were not yet exhausted.

The industry, meanwhile, was experiencing a decline throughout the country, as other energy sources were tapped. Production of oil, gas, and hydroelectric power expanded, and their lower prices and greater convenience soon gained them a superior competitive position in many markets. Today coal has substantially lost the retail and railroad markets.

In the past two years coal has begun an economic comeback.5/ New mergers, increasing investment, and attention to the growth markets -- electric power, exports, and steel, imply a revitalization of entreprenuerial activity in the industry. The Georges Creek Coal and Iron Company, long in economic doldrums, was purchased by the Cherry Hill Coal Company of Cleveland on August 3, 1956.6/ Some coal producers in the area have begun to improve their property, anticipating increased demand, and coal production in Allegany County actually increased 13 per cent from 1954 to 1955.

Technological Advances

This increase in production, however, was accompanied by additional decline in employment. Modern techniques make it possible to increase production at the same time reducing manpower requirements. A large scale increase in production would probably result in increased employment; however, operators have some lee-way within which production can fluctuate with an unchanged working force. Employment in mining and quarrying today represents only slightly more than one per cent of the total employment in Allegany County.7/ Formerly the major industry, coal mining is now carried on by a

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5/ Business Week, "How Coal Rebuilds Itself to Clinch Its Brighter Future," June 9, 1956, pp. 142-152.
6/ Associated Press Release from Lonaconing, August 3, 1956.
7/ Table 1.

TABLE 1

EMPLOYMENT IN THE CUMBERLAND LABOR MARKET AREA[1/]

			1955				1956					
Industry	August	September	October	November	December	January	February	March	April	May	June	July
Total Manufacturing	9,995	9,836	9,776	9,586	9,613	9,440	9,338	9,342	9,487	9,625	9,692	9,740
Food, Kindred Products	799	774	762	730	684	658	670	636	693	746	795	853
Textile, Apparel	3,890	3,836	3,891	3,810	3,839	3,705	3,540	3,547	3,563	3,577	3,561	3,447
Paper Printing, Publishing	2,143	2,114	2,060	2,068	2,060	2,052	2,043	2,044	2,051	2,075	2,126	2,166
All other Manufacturing	3,163	3,112	3,063	2,978	3,030	3,025	3,085	3,115	3,180	3,227	3,210	3,274
Total Non-Manufacturing	20,119	20,288	20,529	20,626	21,030	19,408	19,413	19,642	20,202	20,737	20,939	20,344
Mining, Quarrying	425	434	463	477	477	481	471	488	444	421	394	371
Construction	1,735	1,951	2,081	2,081	1,840	1,095	1,182	1,280	1,650	2,152	2,287	2,400
Transportation, Communication, Utilities	5,943	5,956	5,945	5,960	5,988	5,954	5,938	5,952	5,978	5,936	5,935	5,189
Wholesale, Retail Trade	5,369	5,425	5,458	5,578	6,064	5,307	5,183	5,208	5,281	5,311	5,353	5,352
Finance, Insurance, Real Estate	636	636	636	636	643	636	636	644	644	637	637	637
Service	4,707	4,690	4,723	4,720	4,735	4,718	4,823	4,885	5,003	5,061	5,065	5,070
Government	1,304	1,196	1,223	1,174	1,283	1,217	1,180	1,185	1,202	1,219	1,268	1,325

TABLE 1 (Continued)

EMPLOYMENT IN THE CUMBERLAND LABOR MARKET AREA[1/]

			1955				1956					
Industry	August	September	October	November	December	January	February	March	April	May	June	July
Total Civilian Labor Force	40,450	40,450	40,550	40,550	40,900	40,500	40,450	40,550	40,750	40,750	41,000	41,300
Unemployed	4,750	4,750	4,700	4,750	4,750	6,300	6,400	6,250	5,750	5,100	4,900	5,500
Per Cent	9.2	9.2	11.6	11.7	11.6	15.6	15.8	15.4	14.1	12.5	11.9	13.3
Total Employed	35,700	35,700	35,850	35,800	36,150	34,200	34,050	34,300	35,000	35,650	36,100	35,800
Wage, Salaried	30,100	30,150	30,300	30,250	30,650	28,850	28,750	29,000	29,700	30,350	30,650	30,100
Other	4,000	3,900	3,900	3,900	4,100	3,950	3,900	3,900	3,900	3,900	4,050	4,200
Agriculture	1,600	1,650	1,650	1,650	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,500
Non-agricultural Wage and Salaried	30,114	30,124	30,305	30,212	30,643	28,848	28,750	29,000	29,700	30,350	30,650	30,100

[1/] Allegany County, Maryland; and Mineral County, West Virginia.
SOURCE: Maryland State Department of Employment Security.

number of small firms (88 in 1955) struggling with thinner seams on the margin of profitability.[8]

Railroads

The Baltimore and Ohio Railroad and the Western Maryland Railway both have major division points at Cumberland. At one time they maintained extensive facilities for servicing steam locomotives there, but the displacement of the steam locomotive by the diesel reduced the need for these facilities.

When coal was mined in quantity in the Georges Creek Area, several hundred workers were employed by the Cumberland and Pennsylvania Railroad, primarily in coal hauling. As coal production fell, the railroad reduced operations, and in the late 1940's its stock was purchased by the Western Maryland. In 1953 the Cumberland and Pennsylvania was absorbed into the Western Maryland, so that today, as a result of all these developments, railroads employ fewer than 20 workers in the Georges Creek Area.

The shops for steam locomotives were still in operation in 1947 in Cumberland, and railroad employment in Allegany County, almost all in Cumberland, was estimated at 5,800 that year.[9] By June 1956, the number of railroad employees was about 4,400, with the Baltimore and Ohio employing 3,800 and the Western Maryland employing 600.[10] The Pennsylvania Railroad enters Cumberland through trackage rights on the Western Maryland, and it employs very few workers in the area. The 20 per cent decline in railroad employment during the last nine years has accelerated the depression in economic activity which began with the decline in coal mining.

8/ For the results of an investigation to determine the reserves of the area, see NATURAL RESOURCES, p. 14.

9/ University of Maryland, Bureau of Business and Economic Research, "An Economic Survey of Allegany County, Maryland," Part II, Table 1 and Chart 5.

10/ Mr. J. I. Barnes, Comptroller, Baltimore and Ohio Railroad;
Mr. G. M. Leilich, Vice President - Operations, Western Maryland Railway.

Textiles

Largest employer in the two-county[11] Cumberland labor market area is the Celanese Corporation of America, the leading producer of acetate yarn in the country. Its largest plant, enclosing 2,784,165 square feet of floor space, is located two miles south of Cumberland. These facilities, built in 1924 and among the earliest producers of rayon, now produce acetate which is converted into yarn and plastics at other plants.

The firm hired more employees as production was stimulated by the development of synthetic fibers. As rapidly as mining was losing workers, Celanese was gaining them. By 1938, Celanese had a payroll of 9,480.[12] The number probably passed 10,000 during World War II, although employment was not recorded by the Maryland State Department of Labor and Industry because of wartime restrictions, and in 1948, total employment in the plant was 10,560.[13] The impact from mine cutbacks was, therefore, amply cushioned by demand for labor at Celanese. Indeed, Celanese employed almost twice as many workers as were employed by the mines at their peak.

The Cumberland plant, because of the higher operating cost of older machinery and layout finally became a marginal plant within the firm, and when textile inventories accumulated in 1949, the company debated whether to close or to modernize the plant. The decision was in favor of modernization, with technological changes undertaken which reduced employment by almost 50 per cent. Investment of over $20,000,000 was made so that the plant could remain competitive,[14] with the result that in 1950 the plant employed only 5,036. Recently a number of operations were moved to other plants, causing

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[11] Allegany County, Maryland and Mineral County, West Virginia. Maryland State Department of Employment Security.

[12] Maryland State Commissioner of Labor and Statistics, Directory of Maryland Manufacturers: 1938.

[13] Table 2.

[14] U. S. Department of Commerce and U. S. Department of Labor. Economic Development in the Cumberland, Maryland, Area; p. 17.

[illegible]

[illegible]

[illegible]

[illegible]

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[1] [illegible]

[2] [illegible]

[3] [illegible]

TABLE 2

NUMBER OF EMPLOYEES IN MANUFACTURING

Allegany County, Maryland

	1947	1955
Total number of employees in manufacturing	17,915	9,590
Number in the three largest firms	15,415	7,127
Celanese Corporation of America	10,560	3,033
Kelly-Springfield Tire Company	2,965	2,207
West Virginia Pulp and Paper Company	1,900	1,887
Percentage of all manufacturing workers employed by three largest firms	86.1%	74.3%

SOURCE: State of Maryland, Department of Labor and Industry, Directory of Maryland Manufacturers, 1948 and 1956-1957.

a further sharp reduction in employment in Cumberland, where current employment has dropped to 3,033.[15]

More than 7,000 employees have been released from Celanese in the period since 1949. There was no place for them to find employment in the area in substantial numbers until the past year, when the Pittsburg Plate Glass Company began construction of a plant which will employ between 800 and 900 local workers.

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[15] Maryland State Department of Labor and Industry, Directory of Maryland Manufacturers: 1950, 1953, and 1956-1957.

THE PROBLEM OF CHRONIC UNEMPLOYMENT

The United States Department of Labor has classified Cumberland as a labor surplus area since 1949. In June of this year, 12 per cent of the total civilian labor force in Cumberland was unemployed, while earlier in the year during the seasonally low employment months of January and February, the proportion of unemployed in the labor force reached 16 per cent.[16]

The Georges Creek area has suffered even greater unemployment, as revealed by the number of claims for unemployment insurance received at the Lonaconing office of the Maryland Department of Employment Security. This office serves an area having a total population of 8,678 in 1950. Assuming a labor force participation rate of 37 per cent (the rate for the entire Cumberland area), the total labor force in the Georges Creek area is estimated at about 3,200. In May of 1956 the Department of Employment Security had 590 claims[17] from this territory, representing between 18 and 19 per cent of the estimated labor force. Even this proportion is conservatively low, since exhausted claims are not accounted for in the figures.

Some explanation for these continued high rates of unemployment is attempted in the remainder of this section.

Political Versus Economic Regions

The economic effects of fast transportation have had far reaching effects throughout the nation's economy, one being that many political units have become obsolete as economic units. Small communities have been drawn into large "labor market areas" or "retail trading areas," dominated by large commercial centers.

---

[16] Table 1.
[17] Table 4.

TABLE 3

OCCUPATIONAL STATUS

EMPLOYED AND EXPERIENCED UNEMPLOYED
Allegany County, Maryland, 1950

Major Occupation Group	Total	Male	Female
Professional, technical and kindred workers	2,294	1,229	1,065
Farmers and farm managers	480	474	6
Managers, officials, and proprietors excluding farm	2,513	2,199	314
Clerical and kindred workers	2,994	1,358	1,636
Sales workers	2,347	1,321	1,026
Craftsmen, foremen, and kindred workers	5,149	5,069	80
Operatives and kindred workers	9,495	7,594	1,901
Private household workers	506	18	488
Service workers, except private household	2,512	1,392	1,120
Farm laborers, unpaid family workers	74	67	7
Farm laborers, excluding unpaid family workers, and farm foremen	279	271	8
Laborers, except farm and mine	2,251	2,206	45
Occupation not reported	1,258	905	353
Total	32,152	24,103	8,049

SOURCE: U. S. Bureau of the Census, Census of Population-1950, Volume II, Characteristics of the Population, Part 20, Maryland, Table 43.

TABLE 4

UNEMPLOYMENT INSURANCE CLAIMS

Lonaconing, Maryland
1950-1956

Calendar Year	Original Claims	Additional Claims	Continued Claims
1950	589	371	9,867
1951	622	233	5,453
1952	652	283	8,384
1953	781	502	7,557
1954	703	397	12,584
1955	422	285	5,135
January	28	26	511
February	18	11	339
March	26	24	470
April	82	13	611
May	19	13	746
June	26	13	494
July	66	34	498
August	74	17	408
September	14	42	247
October	26	29	303
November	17	16	263
December	26	47	245
1956	204	111	1,647
January	16	27	324
February	15	25	240
March	7	22	203
April	122	13	358
May	44	24	522

SOURCE: Maryland State Department of Employment Security.

The decline in coal employment in the Georges Creek area drew workers to seek employment in Cumberland and thus hastened the expansion of Cumberland's labor market area. Residents of Lonaconing soon became a substantial proportion of manufacturing employees in Cumberland, and by 1947 the two major manufacturers in Cumberland (Celanese and the Kelly-Springfield Tire Company) employed 589 employees from Lonaconing as well as 132 workers from Barton and 196 from Midland, communities near Lonaconing. These employees traveled approximately 20 miles each way to the plants.[18/]

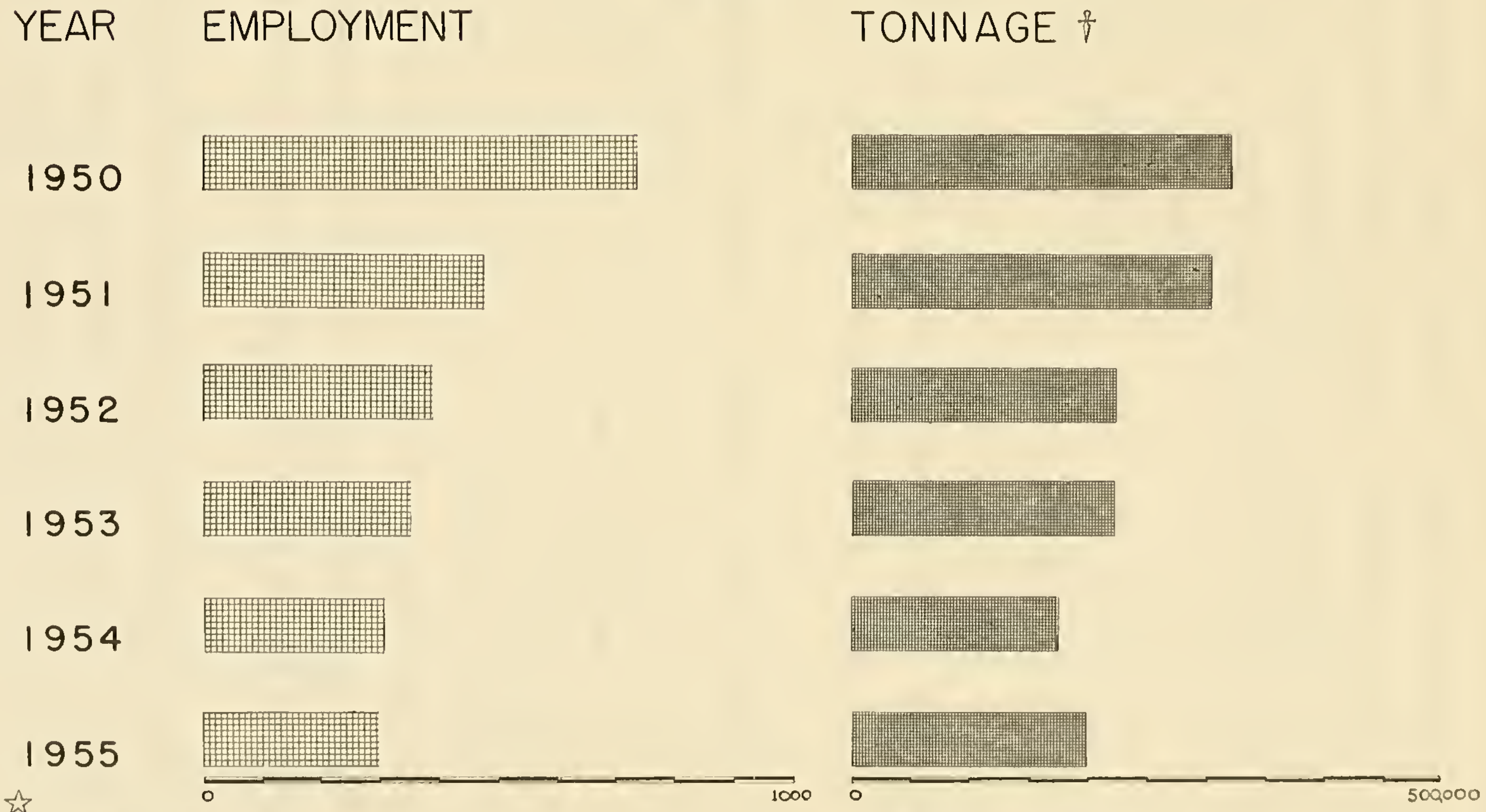
The Maryland State Department of Employment Security, largely for statistical purposes, defines the Cumberland labor market area as Allegany County, Maryland, and Mineral County, West Virginia. The University of Maryland took the labor contributory area to include a radius of about 50 airline miles around Cumberland.[18/]

In 1947 only one-third of the employees at Celanese and slightly more than one-third of the employees at Kelly-Springfield were residents of Cumberland. There were five workers commuting daily from Gormania, West Virginia, 58 miles away.

The large number of workers who commuted to Cumberland, did so because the smaller communities in Western Maryland and the adjoining states had few job opportunities. Agriculture is small scale, particularly in the Georges Creek area. Mines were reducing employment. Forestry has never been fully developed in the region. Tertiary industry, especially retail and wholesale trade was concentrated in Cumberland. In all, a high level of employment could continue only if employment at Cumberland were sustained.

[18/] University of Maryland, Bureau of Business and Economic Research, "An Economic Survey of Allegany County, Maryland," Part II, Chart 11, Appendix, Table B.

MINING EMPLOYMENT AND PRODUCTION
ALLEGANY COUNTY 1950 - 1955 ☆



☆ *Data not adjusted.*

† *Net Tons: 2000 Pounds*

SOURCE: Maryland State Department of Mines

MARYLAND STATE PLANNING COMMISSION

F.F.

Cutbacks in employment at Celanese and fluctuations in employment at Kelly-Springfield forced the workers to return to their home towns. The Georges Creek area could scarcely employ the workers who had remained at home, and could offer no hopes to the newly unemployed returning from Cumberland jobs. Some remained to work on the small family farms, but many left the region, seeking work in Pittsburgh, Cleveland, Detroit, Baltimore and other large centers.

Cumulative Effects of Unemployment

The familiar cycle of "less jobs - less income - less sales - less jobs" has been evident in Allegany County since 1949. An out-migration of the residents in the Georges Creek area has somewhat reduced unemployment in the region, but it has also reduced demand in the retail and service sectors.

The population of the four election districts surrounding Lonaconing has decreased 22 per cent since 1900, and 5.7 per cent from 1940 to 1950. Within the corporate limits, there have been fluctuations in the population, with a reduction from 1940 to 1950 of 5.8 per cent.19/ Indications are that this trend has continued to the present. The number of rural births (including births in Lonaconing) in the county has declined since 1950, as has school enrollment in the Georges Creek area,20/ and it is estimated that 20 per cent of the town's residents have left to seek employment elsewhere.21/

The magnitude of out-migration from Lonaconing in recent years may be seen by following a given cohort of individuals in a period of life when death rates are extremely low, through the censuses of 1930, 1940

19/ Table 5.
20/ Homer S. Higgins, Supervision Pupil Personnel, Allegany County Board of Education, Cumberland.
21/ Robert B. Thomas, Town Clerk, Lonaconing, Maryland

TABLE 5

POPULATION
1880-1950

Year	Lonaconing Town	Lonaconing Surrounding Area[1]	Allegany County	Maryland
1880	2/	6,165	38,012	934,943
1890	2/	5,819	41,571	1,042,390
1900	2,181	6,825	53,694	1,188,044
1910	1,553	6,055	62,411	1,295,346
1920	2,054	5,851	69,938	1,449,661
1930	2,426	5,552	79,098	1,631,526
1940	2,429	5,669	86,973	1,821,244
1950	2,289	5,344	89,556	2,343,001

1/ Election Districts 10, 15, 25 and 27.
2/ Not available
SOURCE: U.S. Bureau of the Census.

TABLE 6

POPULATION BY AGE, SEX, AND RACE-1950

	Lonaconing, Maryland Town Total	Town Male	Town Female	Surrounding Area[1] Total	Surrounding Area Male	Surrounding Area Female
Total Population	2,289	1,076	1,213	5,344	2,592	2,752
Race:						
White						
Native	2,248	1,059	1,189	5,261	2,555	2,706
Foreign born	41	17	24	82	36	46
Negro	--	--	--	1	1	--
Age:						
Under 5	223	103	120	518	260	258
5-14	375	203	172	1,011	518	493
15-20	172	81	91	495	241	254
21-24	100	36	64	270	122	148
25-34	338	155	183	779	365	414
35-44	350	168	182	735	362	373
45-54	285	137	148	623	308	315
55-64	217	94	123	441	199	242
65 and over	229	99	130	472	217	255

1/ Election Districts 10, 15, 25 and 27.
SOURCE: U. S. Bureau of the Census, Census of Population-1950, Maryland, Allegany County, unpublished.

TABLE 7

RESIDENT BIRTHS IN RURAL AREA

Allegany County, 1951-1955

Year	Number
1951	908
1952	837
1953	943
1954	801
1955	761

NOTE: The urban areas in Allegany County are Cumberland, Frostburg, and Westernport.

SOURCE: Division of Vital Records and Statistics, Maryland State Department of Health (unpublished).

TABLE 8

POPULATION DENSITY

Lonaconing, Maryland and Surrounding Minor Civil Divisions, 1950

	1950 Population[1]	Area in Square Miles[2]	Persons per Square Miles
District 10	1,709	4.8	356
District 15	2,227	6.1	365
District 25	735	3.5	210
District 27	673	5.4	125
Total of Four Districts	5,344	19.8	270
Lonaconing	2,289	0.5	4,578
Cumberland	37,679	7.9	4,769
Baltimore	949,708	86.0	11,043

1/ U. S. Bureau of the Census, Census of Population-1950, Vol. II, Characteristics of the Population, Part 20, Maryland Table 6.

2/ U. S. Bureau of the Census, Sixteenth Census of the United States-1940, Areas of the United States-1940, Maryland, Table 3.

and 1950: 475 persons in the 5 to 14 age group in 1930; 429 persons in the 15 to 24 age group in 1940, a 10 per cent decline from 1930; 334 persons in the 25 to 34 age group in 1950, a 21 per cent decline from 1940. This same pattern is evident for the group of individuals who were age 15 to 24 in 1930, and is greatly accentuated in the four election districts surrounding Lonaconing. The State as a whole, by contrast, has actually gained in the number of individuals in these age groups. The following chart shows a graphic presentation of these developments.

In the County as a whole, unemployment in mining, manufacturing, and the railroads has resulted in unemployment in other sectors of the economy. In the Cumberland labor market area, employment in wholesale and retail trade was 6,875 in July 1948; in July 1956, the number had dropped to 5,352. Employment in the service sector, including domestic service, was 7,300 in July 1948; in July 1956 it was only 5,070.[22/] The effects of the original cutbacks therefore were not localized, but spread throughout the economy of the entire labor market area.

The Survey of Buying Power estimates that "effective buying income" in Allegany County has declined 6.7 per cent per capita and 9.9 per cent per family from 1948 to 1955. In 1955 per capita income in Allegany County was only 74.9 per cent of the State average and family income was only 72.3 per cent of the State average. Income is concentrated in the lower income groups in Allegany County; 76.0 per cent of income goes to spending units with an income of less than $7,000 annually, compared to the State average of 57.2 per cent.[23/]

22/ Table 1 and U. S. Department of Commerce and U. S. Department of Labor, Economic Development in Cumberland, Maryland, Area.

23/ Table 9.

[illegible]

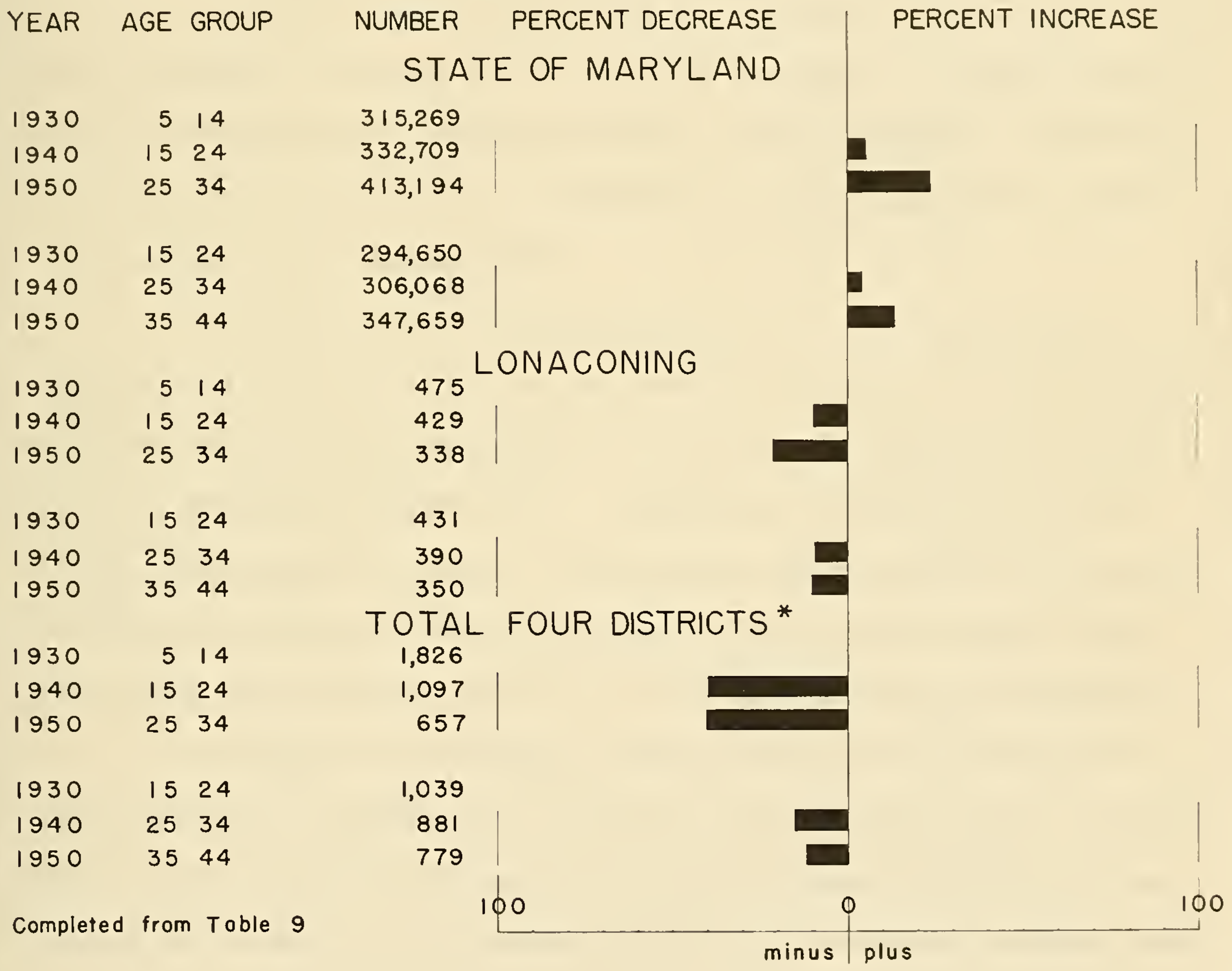
[illegible]

[illegible]

[illegible]

CHANGES IN POPULATION AGE GROUPS MARYLAND LONACONING AND FOUR SURROUNDING DISTRICTS

1930 - 1950



YEAR	AGE GROUP	NUMBER
STATE OF MARYLAND		
1930	5 14	315,269
1940	15 24	332,709
1950	25 34	413,194
1930	15 24	294,650
1940	25 34	306,068
1950	35 44	347,659
LONACONING		
1930	5 14	475
1940	15 24	429
1950	25 34	338
1930	15 24	431
1940	25 34	390
1950	35 44	350
TOTAL FOUR DISTRICTS*		
1930	5 14	1,826
1940	15 24	1,097
1950	25 34	657
1930	15 24	1,039
1940	25 34	881
1950	35 44	779

Completed from Table 9

MARYLAND STATE PLANNING COMMISSION

* Election Districts 10, 15, 25, 27, surrounding LONACONING.

The spiral of curtailed economic activity has continued virtually unabated. The industrial structure of the County has been dependent upon manufacturing and has not been able to sustain its former levels without high employment in manufacturing, in the absence of expanded development of natural resources.

Natural Resources

Agriculture plays a relatively unimportant role in Allegany County; rough topography and sparse amounts of clear land make the region unfavorable for extensive agricultural development. Over 60 per cent of the farms are classified as residential or part-time, the owners supplementing their farm income by other employment.[24]

The Georges Creek area, largely because of mining operations, has fostered less agriculture than has the rest of the County. The four election districts surrounding Lonaconing had 44 farms in 1950, producing largely for local and personal consumption.[25] Production on the farms has been low, although improvement is expected. Nevertheless, there are only 7,547 acres on the farms in the four districts and much of this land is wooded; only 38 per cent of the total land area of the four districts is not wooded.[26]

An average of 3 commercial sawmills operate in the Georges Creek Water Shed, and an additional 4 custom mills occasionally operate in the area. From 18 to 34 persons are employed on a full-time basis in logging and saw milling.[27] A number of land owners plan to raise trees for Christmas sales.

The potential for forestry in the region is very good, but the

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[24] A. B. Hamilton, Comparative Census of Agriculture in Allegany County (University of Maryland, Agricultural Experiment Station, Department of Agricultural Economics: College Park, Maryland, 1956).

[25] Tables 11 and 12.

[26] Table 13.

[27] William H. Johnson, District Forester, Maryland State Department of Forests and Parks, Cumberland.

TABLE 9

CHANGES IN NUMBER AND SIZE OF FARMS, 1930 - 1950

Maryland, Allegany County, and Area Surrounding Lonaconing

		Minor Civil Divisions Surrounding Lonaconing						
		Total of 4 Districts	District 10	District 15	District 25	District 27	Allegany County	Maryland Total
Number of farms	1930	45	12	18	4	11	1,020	43,203
	1940	40	8	21	3	8	1,132	42,110
	1950	44	7	14	11	12	974	36,107
Land on farms (acres)	1930	7,578	1,350	4,510	950	1,128	139,322	4,374,398
	1940	6,852	1,183	3,624	859	1,186	132,463	4,197,827
	1950	7,547	798	2,408	2,262	2,079	122,200	4,055,529
Average number of acres per farm	1930	168.4	112.5	230.6	237.5	102.5	136.6	101.3
	1940	171.3	147.9	172.6	286.3	148.3	117.0	99.7
	1950	171.5	114.0	172.0	205.6	173.3	125.5	112.3

SOURCES: U.S. Bureau of the Census, Census of Agriculture: 1950, listing sheet for counties and minor civil divisions, Maryland, Allegany County (unpublished).

U.S. Bureau of the Census, Fifteenth Census of the United States: 1930 - Agriculture, Maryland, listing by minor civil divisions, Allegany County.

TABLE 10

FIELD CROPS, LIVESTOCK, POULTRY, AND ORCHARDS AND VINEYARDS

Area Surrounding Lonaconing, 1940 - 1950

	1940					1950				
		District					District			
	Total	10	15	25	27	Total	10	15	25	27
Field Crops - Acres Harvested										
Corn	167	33	60	34	40	141	21	19	47	54
Wheat	A	A	A	A	A	16	2	-	4	10
Oats	124	58	31	35	A	79	15	3	7	54
All Hay	500B	187B	116B	54B	143B	614	58	203	170	183
Irish Potatoes (Acres)	52.6	11.5	22.0	4.1	15	14.4	3.7	5.5	5.0	.2
Livestock: Number on farm April 1										
Mules	5C	1C	1C	1C	2C	2	1	-	-	1
Horses	32C	7C	15C	3C	7C	68	11	22	19	16
All cattle and calves	261C	74C	102C	13C	72C	368	53	77	92	146
Cows	185D	49D	71D	10D	55D	181	20	41	39	81
Poultry - Chickens										
On farms	1,490	374	820	A	296	1,039	270	354	320	95
Sold	435	145	290	-	A	95	-	50	45	-
Milk sold last year (Pounds)	F	F	F	F	F	153,599	28,200	-	3,139	122,260
Eggs sold (Dozens)	F	F	F	F	F	2,420	400	1,500	520	-
Orchards and Vineyards										
Total acreage (Acres)	124.8	A	124.8	-	-	19.8	4.0	11.7	3.9	0.2
Apples (Number of bearing trees)	18,029	229	17,800	A	-	775	150	538	77	10
Peaches (Number of bearing trees)	9	-	9	-	-	50	-	40	10	-

(see footnotes on following page)

A Deleted to avoid disclosure
B Only clover or timothy hay, alone or mixed
C Over 3 months old
D Cows and heifers; 2 years old and over, January 1, 1940
F Not available

SOURCE: U.S. Bureau of the Census, Federal Farm Census, April 1, 1940, listing sheet by counties and minor civil divisions, Maryland, Allegany County, tables 2, 6, 11 (unpublished).

U.S. Bureau of the Census, 1950 Census of Agriculture, listing sheet by counties and minor civil divisions Maryland, Allegany County (unpublished).

TABLE 11

WOODED AREA

Vicinity of Lonaconing, Maryland

Election District	Total Area Acres	Area Wooded Acres	Percent Wooded
10	2,877	1,071	37
15	5,281	3,842	73
25	1,582	879	56
27	3,363	2,410	72
Total	13,103	8,202	63

SOURCE: Maryland State Department of Forests and Parks, The Forests of Allegany County, 1912, Table 1, p. 7.

present level of development is far below one which could employ a substantial number of the job-seekers.

New Industry

Recognizing that Celanese will not expand its employment to previous levels, Cumberland is seeking other ways to achieve stable full employment. The Cumberland Chamber of Commerce has formed an Industrial Development Department which contacts prospective manufacturers, in the hope of regaining employment for the large surplus labor force. Its efforts have been quite successful, particularly in the summer of 1954, when the Pittsburgh Plate Glass Company announced that it would build a $34,000,000 glass plant, "the most modern in the world," at Cumberland. Shortly thereafter, the Chesapeake and Potomac Telephone Company announced plans to convert the County's manual telephones to dial, at a cost of $2,000,000. The Potomac Edison Company initiated a $6,000,000 improvement system in the area. The Baltimore and Ohio Railroad began to make Cumberland the major diesel repair center on its system at an initial cost of $455,000.28/

Increases in employment opportunities have improved Cumberland's economic situation and the Georges Creek area has supplied a number of workers to the new projects; however, the region still has an extremely high percentage of unemployed.

28/ The Evening Sun, Baltimore, March 3, 1955.

ECONOMIC RESOURCES IN THE GEORGES CREEK AREA

Unemployment of labor is frequently associated with underemployment of other economic resources. Almost every region has some area where fuller exploitation of economic resources could expand income and employment. Lonaconing, while not on the verge of another expansion comparable to the coal development, offers a good potential for a general economic resurgence if the present economic resources are developed systematically.

Labor

The most significant resource in the Georges Creek area and the Cumberland labor market area is the excellent labor force. Since this is the most important factor in the location of new industry in Maryland as reported in the Maryland State Planning Commission's recent survey,29/ the region has a distinct advantage in soliciting new firms.

The unemployed workers are largely semi-skilled operatives, trained on-the-job at one of the manufacturing plants. The labor pool is somewhat dissipated because workers have left the region to seek employment elsewhere, but it is believed that a large proportion of those who have sought jobs elsewhere would return if there were jobs available in Cumberland or the adjacent area.

The region has a good labor-management record in recent years. Employers generally agree that the Cumberland area labor force is a productive one.30/

Table 3 shows employment by occupational status and Table 1 by industry group. In 1950, 30 per cent of those employed in Allegany County were in the operatives and kindred workers group and an additional 16 per

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29/ Maryland State Planning Commission, Location Factors in Establishing New Manufacturing Firms in Maryland, Publication No. 69, March 1951.

30/ U. S. Department of Commerce and U. S. Department of Labor, Economic Development in the Cumberland, Maryland Area, p. 11.

cent were craftsmen, foremen, and kindred workers. Males comprised 75 per cent of the labor force.

In June 1950, slightly more than 30 per cent of the labor force in Allegany and Mineral counties were engaged in manufacturing. Transportation, communication and utilities employed 19 per cent of the labor force and wholesale and retail trade employed 17 per cent.

Training is primarily on-the-job; in addition, Cumberland has a trade school for auto mechanics and a business school, Frostburg has a State Teachers College, and Valley High School in Lonaconing offers commercial courses in addition to the academic and general curricula. Night courses are given by the State Department of Mines in Lonaconing and neighboring towns.

Prevailing wage rates are competitive with or lower than those in Baltimore for most occupations.

The population is almost exclusively white, and the majority of inhabitants were born in the immediate region, a factor which is associated with a steady, reliable labor force. A complete summary of the sex, race, and age composition of the population of Lonaconing and vicinity is shown in Table 6.

Land Resources

Most of the land in the Georges Creek area is better adapted to forestry than to cultivation and, as previously mentioned, 62 per cent of the area in the four election districts surrounding Lonaconing is wooded. Only 228 of the 5,344 inhabitants are listed by the 1950 census as farm population.

The two main land types are Dekalb stony silt loam and Dekalb silt loam. The former is more extensive and covers almost the entire area east of the Georges Creek within the four election districts.

> The topography of the Dekalb stony silt loam is rather steep and locally it is quite rough. The drainage is quite rapid and under cultivation much of the surface soil would probably be washed away ..../it/... is probably best suited for use as pasture and forest land... It is possible that fruit growing could be carried on to some extent upon the smoother areas.31/

The Dekalb silt loam is found in the more rolling country above the Dekalb stony silt loam.

> A considerable proportion of this type is used for general farming, little fruit being grown except for home consumption. . . . The position of the soil would lead one to think that considerable damage from erosion would follow cultivation, but where handled properly the fields do not wash badly.... This type readily responds to improvement and.... retains the improvement over a considerable period of time.32/

Farm production has been largely for home consumption and frequently on a part-time basis. Higher farm prices and federal crop loan programs have had little effect on production. The production of field crops (corn, wheat, oats, hay, and potatoes) was increased only two per cent from 1940 to 1950. Production for each of the four election districts surrounding Lonaconing in 1940 and 1950 is shown in Table 12.

A successful dairy is in operation in the vicinity of Midland serving the Frostburg, Lonaconing and Cumberland markets. There is no other commercial operation of significant size today, although a large apple orchard used to be located south of Lonaconing.

The Georges Creek Water Shed lies between the top of Dan's Mountain in Allegany County and the top of Big Savage Mountain in Garrett

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31/ The preceding information is taken from the U.S. Department of Agriculture, Bureau of Soils, C.C. Bruce and A.M. Smith, Soil Survey of Allegany County, Maryland. (Washington: U.S. Government Printing Office, 1955.)

32/ Ibid., pp. 1,080-1,081.

County, covering approximately 74 square miles.[33] It is estimated that approximately 1,500 acres in the water shed contain merchantable saw timber, having a total stand of approximately six million board feet. The remaining 20,500 acres contain brush, sapling, and small pole stages. The forests are largely of a hardwood type, primarily oaks.

Past fires and heavy cutting for mine timbers and pulpwood have prevented the growth of larger volumes of saw timber. Another deterrent to increased production is the present land tax system which encourages the early cutting of timber.

About 500,000 board feet of timber are produced annually. The District Forester of the State Department of Forests and Parks estimates that timber production could be increased five fold. The growing of Christmas trees has recently caught the attention of land owners and interest is growing. An industry could be established in the Water Shed to produce 750,000 trees annually, having a value of about $750,000 at current market prices.

Expansion of timber production should be related to improved land allocation and soil conservation. Stream pollution from sewage and acid mine waste must be reduced before forestry can secure a firm economic footing in the area.

The Georges Creek area contains the largest coal deposits in the State. It contains low-volatile coking coals, used in domestic and industrial consumption in the nearby metropolitan centers. Some of this coal can be used for blending in the manufacture of metallurgical coke. The U. S. Bureau of Mines recently conducted an investigation into the beds

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[33] Information concerning the Georges Creek Water Shed was supplied by William H. Johnson, District Forester, Maryland State Department of Forests and Parks, Cumberland.

and concluded:

> Briefly summarized, the results of the engineering and geological investigation and diamond drilling show that the total reserve of coal (measured, indicated and inferred) over 18 inches thick in 10 lower coal beds is over 600 million tons. The percentage of recovery in mining at present probably is not more than 50 to 60 per cent. However, the development of modern, mechanized mines in this field should increase recovery to 75 or 80 per cent. The coals of the lower beds are strongly coking and, classified by rank, they fall into the low - to medium-volatile bituminous group. The sulfur and ash content of the coals is relatively high. The weighted average sulfur content ranges from 1.8 to 4.5 per cent and the ash, from 12.3 to 21.2 per cent. Tests in the Bureau of Mines laboratories indicate that the sulfur and ash can be improved by washing.34/

For years one of the major problems of the operation of extensive strip mines was that the land was not filled or planted and became unfit for use. Recent State legislation requires miners to fill the area and plant trees and shrubs.35/ The State Bureau of Mines believes that the legislation may make new croplines available to prospective stripping operators since many land owners were reluctant to lease property without provisions for the reclamation of the land.36/ All strip mine operators have complied with the law since it went into effect June 1, 1955, and it now appears that the land will continue to have productive use after it is mined.

The President's Materials Policy Commission (Paley Commission) estimated in 1952 that the United States demand for energy sources will

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34/ U.S. Department of the Interior, Bureau of Mines, Technical Paper 725, Albert L. Toenges, et. al., Investigation of Lower Coal Beds in Georges Creek and North Part of Upper Potomac Basins, Allegany and Garrett Counties, Maryland: Reserves, Petrographic and Chemical Characteristics of Coals, and Stratigraphy of Area (Washington: U.S. Government Printing Office, 1949), pp. 1-2.

35/ Annotated Code of Maryland, 1955 Supplement, Article 66 C, Sections 648A - 648R.

36/ Correspondence in the files of the Maryland State Planning Commission with Frank T. Powers, Director; Maryland State Bureau of Mines, July 24, 1956.

probably double by 1977.[37/] Although coal will probably continue to lose its relative importance as an energy source, the actual demand for coal may be 60 per cent above present levels. The Georges Creek area should therefore experience a long run improvement in mining income and perhaps employment.

Agriculture and forestry in the region are not as closely linked to the national demand and can therefore be more strongly influenced by local changes.

The Allegany County Land Use Planning Committee was formed in 1939 to deal with the problem of land allocation in the county. Their report issued in 1940 and revised in 1948 suggests a number of important steps which should be taken in the Georges Creek area to raise production and productivity in farm and forest lands.[38/] Their proposals, while urgent, have not been put into action in a comprehensive and effective way in the area.

The Planning Commission therefore, recommends the formation of a committee by the Lonaconing Businessmen's Association to consult with the Director of the Bureau of Mines, the County Agricultural Agent, the District Forester, and interested local parties for the purpose of determining what projects could most effectively be pursued immediately. Crop diversification, forage supply, land erosion, and other problems originally suggested by the Land Use Planning Committee should be discussed in terms of the overall economic redevelopment of the area. The program should be coordinated with plans for sewage disposal, extension of recreational facilities,

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[37/] The President's Materials Policy Commission, Resources for Freedom, Vol. III, The outlook for Energy Sources (Washington: U.S. Government Printing Office, 1952), Chapter 3, Coal.

[38/] Allegany County Land Use Planning Committee, Unified County Program, Allegany County, Maryland: 1939-1940, revised 1948 (18 pp. mimeo.).

reclamation of strip mine areas, and the general physical improvement of the area.

Manufacturing

Manufacturing employment in the Cumberland labor market is concentrated in three firms, Celanese, The Kelly-Springfield Tire Company, and the West Virginia Pulp and Paper Company. These three firms employ 74 per cent of the total workers engaged in manufacturing in Allegany County.[39] With the opening of the Pittsburgh Plate Glass Company plant, there will be four major employers in the region. Any large-scale employment changes will therefore occur in one of these plants or through the addition of another large employer.

The main employer in Lonaconing is a New York City firm, General Textile Mills, Inc., which has established a branch plant in the town. Throwing and spinning of rayon and silk engages between 62 and 68 employees.[40] In more prosperous times for the textile industry the plant employed as many as 300 workers. At present, however, the firm has no plans for expansion of production and employment in Lonaconing.

The Tach-Fast Manufacturing Company came to Lonaconing in 1951. Its production of acoustical accessories and various metal fabricating is carried on largely for the Southeastern market, and employs about 50 individuals in Lonaconing and an additional 10 in Talladega, Alabama where a branch was opened in June 1956. The Company holds an option on a plot of land just north of Lonaconing and is negotiating with the Lonaconing Businessmen's Association for financial assistance in the construction of a new plant.

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[39] Table 2.

[40] The Maryland State Department of Labor and Industry, Director of Maryland Manufacturers: 1956-1957, lists 81 employees in early 1956; however, employment was about 20 per cent lower in July 1956.

In addition to the plot of land under option to Tach-Fast, the Volunteer Fire Department owns a plot directly opposite the textile mill. Either of these sites could accommodate a small factory, up to 50 by 100 feet in area, and both are adjacent to the Cumberland and Pennsylvania Railroad tracks.

Cumberland will undoubtedly remain the hub of industrial development in the region. Nevertheless, it is within the power of Georges Creek area citizens to alleviate the local situation. Complete cooperation and assistance can be given to any programs of the Industrial Development Department of the Cumberland Chamber of Commerce, but additional action should be initiated locally to attract small firms to the Lonaconing vicinity.

An industrial development committee could be organized with the assistance of the City Commissioners and Businessmen's Association. This committee could consult with the Cumberland Industrial Development Commission in order to determine a course of action which would complement the activities of the Cumberland group.

The committee could investigate the desirability of incorporating in order to act as a fund raising organization. In this capacity it could purchase real estate or construct factory buildings for new firms. These properties could be transferred to a new company or offered on a long-term lease, thereby affording an additional inducement to the new firm. Prospective firms should be thoroughly investigated to assure that they meet investment standards before any commitments are made.41/

The committee should act as the sole point of contact between an industrial prospect and the community to eliminate confusion and duplication.

41/ For detailed information concerning the organization of a development corporation see U.S. Department of Commerce and U.S. Department of Labor, Economic Development in the Cumberland, Maryland, Area, pp. 24-27.

It should unify publicity and begin a program to find prospects as soon as possible. The suggestions outlined in the U.S. Department of Commerce publication entitled, Locating Industrial Prospects for Your Community might prove helpful.

The area offers an excellent location for dispersed industry, being removed from the large eastern industrial centers. It merits special attention, since a new plant engaged in defense industry here can apply to the federal government for accelerated amortization of capital equipment. In addition, the region is classified as a labor surplus area and its plants therefore are entitled to special privileges in bidding on federal contracts.

The committee should consult the Small Business Administration of the federal government, which assists local businessmen in obtaining government contracts and which may be able to help a new firm locate in Lonaconing through its loan program.

Retail and Service Trade

Cumberland's larger variety of retail establishments attract a number of Lonaconing's potential customers, a fact pointed out in the discussion on political versus economic units. The effect on Lonaconing has been a dampening of enthusiasm on the part of retailers to merchandise their stores as fully as possible. The interiors and exteriors of their establishments are generally old and uninviting. On the other hand, Cumberland's stores are largely modern and have the latest shopping features.

The most recent Census of Business in Lonaconing was in 1948. At that time there were 48 retail establishments of which two were incorporated. Of the 98 employees, 68 worked a full workweek. The food group and eating and drinking places made up 29 of the 48 firms. Total sales for the year were $1,884,000; however, 1948 was a more prosperous one for the area than the

years which have followed.[42] Wholesale trade is concentrated in Cumberland where 77 of Allegany County's 103 wholesalers are located.[43] Lonaconing had eleven establishments in personal services and one miscellaneous repair service in 1948. Receipts for the year were $70,000 and payrolls only $5,000.

The suggested industrial development committee should also be active in efforts to keep trade in Lonaconing. The potential market area includes Frostburg in the north and the three towns Westernport, Luke, and Piedmont in the south - over 15,000 people. Lonaconing could serve as a retail center for this region, even though the other towns have larger populations. It is the logical focal point for trade west of Cumberland and with a revitalized trading area receipts should multiply rapidly.

Street lighting on Route 36 (Main Street) is very good. There are 65 parking meters on the street and plans for the construction of a municipal metered parking lot are underway. Since a majority of shoppers must drive to town, the lot would be a great assistance.

The committee should promote a modernization and paint-up campaign in order to stimulate enthusiasm among businessmen and provide more pleasant shopping facilities. Every effort should be made to open stores at least one evening a week. Street decorations and other publicity devices should be utilized to emphasize that shopping can be enjoyable without traveling to Cumberland.

Lonaconing offers many advantages as a place to live for workers who may commute to another town for work. These advantages, discussed later

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[42] For a detailed breakdown of retail trade statistics for Lonaconing and Cumberland in 1948 and Cumberland in 1954, Tables 12 and 13.

[43] U.S. Bureau of the Census, 1954 Census of Business, Wholesale Trade, Preliminary Report.

TABLE 12

RETAIL TRADE
Lonaconing and Cumberland, Maryland

	Lonaconing 1948	Cumberland 1948	Cumberland 1954
Total			
Establishments	48	564	585
Sales, entire year	$1,884,000	$54,808,000	$58,813,000
Payroll, entire year	$113,000	$6,057,000	$6,519,000
Active Proprietors of unincorporated business, November	46	512	562
Paid employees, workweek ended nearest Nov. 15			
Total	98	3,274	2,836
Full workweek	68	2,832	2,455
Kind-of-business group			
Food group			
Stores	17	155	148
Sales	$949,000	$13,522,000	$13,662,000
Eating and Drinking places			
Stores	12	110	112
Sales	$173,000	$3,648,000	$3,096,000
General merchandise group			
Stores	5	10	8
Sales	$249,000	$7,682,000	$7,089,000
Apparel group			
Stores	2	51	43
Sales	A	$2,492,000	$5,323,000
Furniture, Furnishing, appliance group			
Stores	2	28	32
Sales	A	$3,728,000	$3,249,000
Automotive group			
Stores	3	47	34
Sales	$209,000	$7,628,000	$8,688,000
Gasoline service stations			
Stores	2	47	63
Sales	A	$1,754,000	$3,315,000
lumber, Building, Hardware group			
Stores	2	24	29
Sales	A	$4,125,000	$6,662,000
Drug and proprietary			
Stores	2	20	17
Sales	A	$1,775,000	$1,953,000
All other retail stores			
Stores	1	72	79
Sales	A	$4,449,000	$5,039,000

A - Withheld to avoid disclosure

SOURCE: U. S. Bureau of the Census, Census of Business-1948, Vol. III, Retail Trade- Area Statistics, Maryland, Table 103.
U. S. Bureau of the Census, 1954 Census of Business, Retail Trade, Preliminary Report, Table B.

TABLE 13

ESTIMATED INCOME DISTRIBUTION AND BUYING POWER

Calendar Year 1955

Income Groups (Annual income in dollars)	Allegany County Per cent of All Spending Units	Allegany County Per cent of All Income Received	Maryland Per cent of All Spending Units	Maryland Per cent of All Income Received
0-2,499	30.2	10.9	26.1	7.5
2,500-3,999	31.7	26.5	25.1	16.5
4,000-6,999	30.0	38.6	31.5	32.2
7,000 and over	8.1	24.0	17.3	43.8

	Allegany County Amount	Maryland Amount
Income per spending unit	$ 3,893	$ 4,919
Effective buying income per capita	1,153	1,540
Effective buying income per family	4,019	5,560
Total effective buying income	$108,502,000	$4,224,809,000
Total retail sales	85,010,000	2,925,914,000
Total retail sales per family	3,149	3,850

	Allegany County Number	Maryland Number
Estimated population	94,100	2,742,700
Estimated number of families	27,000	759,900
Estimated urban population	51,200	1,912,000
(percentage of population in urban areas)	(54.4)	(69.7)
Consumer spending units	27,900	858,900

SOURCE: Estimated by Sales Management Magazine, _Survey of Buying Power, May 10, 1956_, pp. 460, 462, 464.

TABLE 14

APPROXIMATE ROAD DISTANCES
Lonaconing, Maryland to Selected Cities

City	Miles
Cumberland, Md.	17
Hagerstown, Md.	80
Baltimore, Md.	150
Washington, D.C.	155
Philadelphia, Penna.	230
Pittsburgh, Penna.	110
Harrisburg, Penna.	140
Roanoke, Va.	215
Richmond, Va.	210
Cleveland, Ohio	240
Columbus, Ohio	260
Chicago, Ill.	575
New York, N.Y.	310

TABLE 15

AIRPORT DISTANCES FROM SELECTED CITIES
(Measured from Mid-City)

City	Airport	Distance in Miles
Lonaconing, Md.	Cumberland Municipal	20
Baltimore, Md.	Friendship International	8
Chicago, Ill.	Midway	12
New York, N.Y.	LaGuardia	9.5
	New York International	16.5
Detroit, Mich.	Willow Run	32

SOURCE: American Airlines listing in the Official Airlines Guide, 1956. Lonaconing to Cumberland Municipal computed from detailed maps of the Maryland State Roads Commission.

in the report, will be greatly strengthened by a successful and convenient retail center.

Transportation

More than one-half of the nation's population live within the 500 mile radius of Cumberland bordered by Chicago, Nashville, Atlanta, and Portland, Maine.[44] Road mileages from Lonaconing to a number of selected cities are listed in Table 14.

Lonaconing is only eight miles from U.S. Route 40, the Lincoln Highway, one of the major transcontinental routes. It is located on Maryland State Route 36, a high type bituminous and portland cement road, accessible to all traffic. Approximately 2,600 vehicles a day use Route 36 south of Lonaconing.[45]

Hourly busses run from Westernport to Cumberland via Lonaconing and Frostburg. Connections are available in Cumberland for all large eastern cities. Cumberland is served by 10 bus lines.

There are 14 motor freight lines in Cumberland which provide service for Western Allegany County. Daily trips are generally made into Lonaconing, and the two manufacturers in the town use motor freight for most of their shipping.

Cumberland is served by three major passenger carriers. The Baltimore and Ohio Railroad, the Western Maryland Railway, and the Pennsylvania Railroad offer excellent facilities for travel anywhere in the east. Cumberland is a major division point of the B & O, and Western Maryland. Overnight service is available to Chicago and St. Louis, while Washington, Baltimore, Philadelphia, and New York are only a few hours away.

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[44] U.S. Department of Commerce and U.S. Department of Labor, Economic Development in the Cumberland, Maryland, Area, p. 20.

[45] See Table 16 for detailed road information.

Carload shipments are handled directly to or from Lonaconing; carload lots would reach Baltimore, Washington, Philadelphia, Pittsburgh, and Cincinnati on the second morning after shipment, and Chicago, St. Louis, or New York on the third morning. Less than carload shipments are handled from near-by Frostburg and Westernport.

The Cumberland Airport is only twenty miles from Lonaconing.[46] One flight daily handling passengers and small freight stops each way on the Washington - Pittsburgh schedule of the Allegany Branch of Eastern Airlines.

Utilities

Lonaconing's electricity is provided by the Potomac Edison Company. Ample facilities are available to the 1,700 residential and 300 commercial consumers by a 33,000 volt power line in the town. About three miles noth of Lonaconing, at Ocean, a 132,000 volt line crosses the highway. This line will probably be tapped as consumption increases. It offers ample electric power for any firm likely to move into the area.

Lonaconing's commercial rates for electricity are especially favorable to small industry. Rates there are considerably lower there than in Baltimore for up to 30,000 kwh: $88.35 for 5,000 kwh in Lonaconing compared to $129.58 in Baltimore.

The Cumberland and Allegany Gas Company serves the Georges Creek area with natural gas through a six inch distribution line carrying 50-60 pounds of pressure. The area covered by the Lonaconing office is from Ocean to Barton, which includes Midland. Lonaconing alone has 977 customers. In 1955, 16,944,090 cubic feet of gas were consumed, an increase of 271 per cent

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[46] Distances of other cities' airports, see Table 15.

TABLE 17

RATE SCHEDULE: ELECTRICITY

Baltimore and Lonaconing, Maryland - 1956

	Baltimore City	Out of Baltimore City
Residential		
First 40 kwh	4.92¢ per kwh	5.51¢ per kwh
Next 110 "	3.16¢ " "	3.40¢ " "
Next 150 "	2.10¢ " "	2.10¢ " "
Over 300 "	1.41¢ " "	1.41¢ " "
Commercial (General)		
First 60 kwh (Connected load not over 10 kwh)	5.51¢ per kwh	4.92¢ per kwh
Next 2,650 "	3.31¢ " "	3.05¢ " "
Next 6,650 "	2.00¢ " "	2.00¢ " "
Next 15,000 "	1.34¢ " "	1.34¢ " "
Next 275,000 "	1.06¢ " "	1.06¢ " "

	Lonaconing Town	Out of Lonaconing Town
Residential		
First 55 kwh	4.5¢ per kwh	5.4¢ per kwh
Next 85 "	3.5¢ " "	--
Next 95 "	--	3.5¢ per kwh
All over 140 kwh	2.0¢ per kwh	--
All over 150 "	--	2.0¢ per kwh
Commercial (C rate)		
First 50 kwh	5.0¢ per kwh	5.8¢ per kwh
Next 300 "	4.2¢ " "	4.5¢ " "
Next 350 "	2.5¢ " "	2.2¢ " "
All over 700 kwh	1.5¢ " "	1.5¢ " "

All rates exclusive of 2% State sales tax and are net.

Source: Baltimore Gas and Electric Company. Mr. Irvin Lewis, Potomac Edison Company, Lonaconing.

over 1940 levels. In December 1955 there were 1,670 residential customers, 139 commercial, and 9 municipal, a total of 1,818.[47/]

Gas is considerably cheaper in Lonaconing than in Baltimore. Cumberland and Lonaconing have the same rates. Table 18 on the next page compares residential and commercial rates for Lonaconing and Baltimore. Taking typical amounts consumed for the two we find that 5,000 cubic feet for residential use would cost $4.72 in Lonaconing, $7.18 in Baltimore City, and $7.43 outside of Baltimore City. A commercial user of 100,000 cubic feet monthly would pay $84.67 in Lonaconing, $127.15 in Baltimore City and $127.25 outside of Baltimore City.

The company can serve any industrial plant in the vicinity of its transmission line. Some locations in Lonaconing could take care of a 24 unit housing project. In other locations, it might be necessary to enlarge the pipe or build an extension.

The Lonaconing Water Company, privately owned, provides water to Lonaconing and neighboring communities.[48/] Approximately 1,500 families and 41 commercial users consume a total of about 600 gallons per minute.

The main supply is surface water contained in three reservoirs: Koontz Run (capacity 4,000,000 gallons), Jackson Run (capacity 4,500,000 gallons), and Elk Lick (capacity 5,000,000 gallons). The total capacity of 13,500,000 gallons is supplemented by four wells fitted with pumps. In July 1956 water was running over the dams at the rate of approximately 500 gallons per minute. This volume, according to the company, is sufficient to furnish 5,000 gallons of water per minute nine months of the year and 2,500 gallons per minute the remaining three "dry" months.

[47/] Mr. Carl C. Robbins, Cumberland and Allegany Gas Company, Cumberland.

[48/] The information given below was supplied by Mr. Benjamin Evans of the Lonaconing Water Company.

TABLE 18

RATE SCHEDULE: GAS

Baltimore and Lonaconing, Maryland - 1956

	Baltimore City	Out of Baltimore City
Residential		
First 200 cu. ft. (or less)	$ 1.10	$ 1.15
Next 800 " "	17.5¢ per C cu. ft.	20.0¢ per C cu. ft.
Over 1,000 " "	11.7¢ " " " "	11.7¢ " " " "
Commercial (General)		
First 200 cu. ft. (or less)	$ 1.10	$ 1.15
Next 1,800 " "	17.5¢ per C cu. ft.	20.0¢ per C cu. ft.
Next 18,000 " "	14.5¢ " " " "	14.5¢ " " " "
Next 55,000 " "	12.6¢ " " " "	12.6¢ " " " "
Next 425,000 " "	11.0¢ " " " "	11.0¢ " " " "
Next 500,000 " "	9.5¢ " " " "	9.5¢ " " " "
Next 2,000,000 cu. ft.	7.9¢ " " " "	7.9¢ " " " "
All over	6.5¢ " " " "	6.5¢ " " " "

	Lonaconing
All Service	
First 1,000 cu. ft.(or less)	$1.50
Next 1,000 " "	8.3¢ per C.cu. ft.
Next 298,000 " "	7.7¢ " " " "
Next 700,000 " "	5.3¢ " " " "
Next 9,000,000 " "	4.6¢ " " " "
Next 10,000,000 " "	4.2¢ " " " "
All over	4.0¢ " " " "

All rates exclusive of 2% State sales tax and net.

Source: Baltimore Gas and Electric Company.
Cumberland and Allegany Gas Company.

The water meets the standards for drinking water of the Maryland State Department of Health. It is soft, being low in mineral content, and the ph factor is near neutral, indicating freedom from excess acidity and alkalinity. No filtration is performed, but automatic chlorinators are installed and daily samples of the water are drawn and examined.

Commercial users are metered and plans are underway for metering residential service. Rates are somewhat above those of the municipal water system in Cumberland; for example: 50,000 gallons of water consumed monthly in Lonaconing would cost $19.40, while the same quantity in Cumberland would cost $13.00.49/ Lonaconing's and Cumberland's rates are compared in Table 19, which also gives the current residential rates in Lonaconing.

The water mains, primarily eight and twelve inch pipes, were originally constructed with capacity far in excess of the town's requirements. There is therefore no problem in distribution for the near future. The company is considering construction of an additional dam of 10,000,000 gallon capacity, and earth fill dams above the present reservoirs which would hold reserves that could be emptied into the main reservoirs.

Water is available in adequate quantity for small or medium sized commercial consumers.

49/ Net excluding 2% State sales tax.

TABLE 19

RATE SCHEDULE: WATER FOR COMMERCIAL USE

Lonaconing and Cumberland, Maryland
1956

Lonaconing

First 2,000 gals. or less (3/4" meter)	$1.50
Next 5,000 gals.	55¢ per 1,000 gals.
Next 10,000 gals.	45¢ per 1,000 gals.
Next 15,000 gals.	35¢ per 1,000 gals.
Next 68,000 gals	30¢ per 1,000 gals.
All over	20¢ per 1,000 gals.

Cumberland

First 15,000 gals. or less	$4.50
Next 30,000 gals.	25¢ per 1,000 gals.
Next 40,000 gals	20¢ per 1,000 gals.
Next 415,000 gals.	14¢ per 1,000 gals.
Next 3,500,000 gals.	12¢ per 1,000 gals.
Next 3,000,000 gals.	10¢ per 1,000 gals.
Next 3,000,000 gals.	8¢ per 1,000 gals.
All over	5¢ per 1,000 gals.

RATE SCHEDULE: WATER FOR RESIDENTIAL USE (UNMETERED)

Lonaconing

One house or family	
First house spigot or yard hydrant	$1.31
Each closet additional	.32
Each bathtub additional	.32
Apartments	
Wash basin	.32
Each slop sink	.32
Each closet	.66
Each bathtub	.66

NOTE: All rates are net per month and exclude 2% State sales tax.

SOURCE: Lonaconing Water Company, Rates, Rules, and Regulations, Governing the Distribution of Water in Lonaconing, Maryland; Midland, Maryland; and Adjacent Territory, issued June 1, 1953.

Water Department of the City of Cumberland, Industrial Rates.

LIVING IN LONACONING

Among the major "economic" resources of Lonaconing are its inherent advantages as a place to live. Nestled in a beautiful wooded area, with pure air and an invigorating climate, it is close to a wide variety of recreational facilities. Lonaconing is "off the beaten path," and yet Cumberland factories are close-by. No main route brings trucks and traffic through the town, though Route 40 is but fifteen minutes away. There are problems to be solved, nonetheless. The retail center could be improved, housing is below par, and sewage disposal has not been solved. These problems can and will be dealt with in the near future.

Climate

Detailed weather information is given in Tables 20 to 22. Since Lonaconing has no weather station, it is necessary to interpolate between data available for Frostburg and Westernport.

Average temperature is about ten per cent lower than that in Baltimore. January temperature in Frostburg averages 31.6 degrees Fahrenheit and in Westernport 34.5 degrees. July temperature averages 71.5 and 74.0 degrees respectively.

Precipitation is about the same as Baltimore's. Frostburg averages 41.66 inches annually and Westernport averages 40.17 inches. Snowfall averages 47.3 inches annually in Frostburg and 32.3 inches in Westernport. Skiing is popular in both Allegany and Garrett Counties.

Recreation

The excellent recreational potential in Western Maryland, as well as existing facilities, are discussed in detail in Recreation in Western Maryland.50/

50/ Maryland State Planning Commission, Recreation in Western Maryland: A Major Economic Asset (Baltimore: Maryland State Planning Commission Publication No. 73, 1951).

TABLE 20

MEAN MONTHLY TEMPERATURE

Baltimore, Frostburg, and Westernport, Maryland

Month	Frostburg (Degrees Fahrenheit)			Westernport (Degrees Fahrenheit)			Baltimore (Degrees Fahrenheit)		
	Maximum	Average	Minimum	Maximum	Average	Minimum	Maximum	Average	Minimum
January	40.5	31.6	22.7	43.6	34.5	25.5	43.6	36.6	29.6
February	40.9	31.1	21.3	44.9	34.7	24.4	44.6	37.3	29.9
March	49.3	38.7	28.1	54.0	42.4	30.7	53.7	45.3	36.8
April	61.1	49.1	37.1	65.4	52.2	39.0	63.3	54.3	45.3
May	72.3	60.0	47.6	76.4	62.2	48.7	74.4	65.3	56.2
June	80.3	68.2	56.2	83.7	70.6	57.5	83.1	74.3	65.5
July	83.4	71.5	59.5	87.0	74.0	61.0	86.9	78.5	70.0
August	81.6	69.8	58.0	85.5	72.6	59.8	84.6	76.4	68.2
September	75.5	63.4	51.3	79.5	66.3	53.1	78.6	70.4	62.2
October	65.1	53.4	41.6	69.3	56.1	42.9	67.8	59.3	50.7
November	51.3	41.9	32.4	55.3	44.7	34.1	56.2	48.7	41.1
December	40.5	32.0	23.5	43.6	34.9	26.2	45.4	38.8	32.1
Annual	61.8	50.9	39.9	65.7	53.8	41.9	65.2	57.1	49.0

SOURCE: U.S. Weather Bureau, Climatic Summary of the United States, Supplement for 1931 Through 1952, Maryland and Delaware, pp. 24-25.

U.S. Weather Bureau, Climatic Guide for Baltimore, Maryland, period of record 1921 - 1950, May 1956, p. 10.

TABLE 21

MEAN SNOWFALL*

Baltimore, Frostburg, and Westernport, Maryland

Month	Frostburg (inches)	Westernport (inches)	Baltimore (inches)
January	12.1	10.1	5.9
February	9.6	6.8	6.2
March	9.4	5.9	4.7
April	1.5	0.6	0.6
May	T	0	T
June	0	0	T
July	0	0	0
August	0	0	0
September	0	0	0
October	0.2	0.1	0.1
November	3.3	1.4	0.7
December	11.2	7.4	3.8
Annual	47.3	32.3	22.0
	MEAN PRECIPITATION		
January	3.3	3.3	3.1
February	2.3	2.3	3.0
March	3.8	3.6	3.7
April	3.6	3.4	3.4
May	4.4	4.3	3.6
June	4.6	4.3	3.6
July	3.5	3.7	4.0
August	4.1	4.1	4.1
September	3.2	3.3	3.4
October	3.2	2.8	3.0
November	2.8	2.5	3.0
December	2.9	2.7	3.2
Annual	41.7	40.2	40.1

NOTE: * - Includes sleet and hail.
T - Trace (less than 1/10 inch).

SOURCE: U. S. Weather Bureau, Climatic Summary of the United States, Supplement for 1931 through 1952, Maryland and Delaware, pp. 8, 17, 21, 22. U. S. Weather Bureau, Climatic Guide for Baltimore, Maryland, period of record precipitation 1817-1954, May 1956, p. 16; period of record for snowfall 1883-1955, May 1956, p. 19.

TABLE 22

GROWING SEASON

Baltimore, Frostburg, and Westernport, Maryland

Temperature, Degrees Fahrenheit	Average Number of Days between Spring and Fall Occurrence	Latest Occurrence in Spring (Mean Date)	Earliest Occurrence in Fall (Mean Date)
	Frostburg: 1898-1955		
32	153	May 5	October 5
28	184	April 21	October 22
24	209	April 11	November 6
20	237	March 29	November 20
16	259	March 14	November 28
Killing Frost[1/]	156	May 3	October 6
	Westernport: 1894-1955		
32	165	April 30	October 12
28	193	April 17	October 26
24	230	March 27	November 12
20	257	March 15	November 26
16	277	March 6	December 8
Killing Frost[1/]	161	May 1	October 9
	Baltimore: 1921-1950		
32	230	March 31	November 16
28	250	March 21	November 26
24	274	March 9	December 8
20	297	February 26	December 20
16	(a)	(a)	(a)
Killing Frost[1/]	200	April 11	October 28

[1/] State of Maryland, Board of Natural Resources, Maryland's Weather, June 1954, Table 7.

(a) Temperature did not fall below 20° by December 31 in one out of three years; data not computed.

SOURCE: U.S. Weather Bureau, Baltimore, Maryland (unpublished).
U.S. Weather Bureau, Climatic Guide for Baltimore, Maryland, May 1956, p. 13.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Lonaconing's recreation area has excellent facilities for picnicking. A 3/4 acre pond is now under construction, and a ball diamond is planned for the near future. This area located about a mile and one-half from the town is designed primarily for local users.

Many of the runs which empty into the Georges Creek are stocked several times a year by the State Game and Inland Fish Commission. Fishing is so popular in the region that one stream, Laurel Run, is reserved for ladies only. Hunting is also a widespread sport. Excellent deer hunting can be found in Allegany and Garrett Counties. In addition turkey, pheasants, quail, and rabbits are popular game.

There are swimming pools in Frostburg, Westernport, and Cumberland. Golf driving, roller skating, bowling, and drive-in movies are all close at hand.

The many state parks and recreation areas in Garrett County are all only short distances from Lonaconing. Although the Georges Creek area itself is favorable to outdoor sports, it is overshadowed as a tourist attraction by Garrett County.

Housing

The depressed economic conditions in the area have delayed improvement of housing conditions. The total number of dwelling units in the four election districts surrounding Lonaconing increased only 8 per cent from 1940 to 1950 compared to a state-wide average of 35 per cent.[51/] Only a handful of construction projects are now underway in the vicinity of Lonaconing.

The area reduced the proportion of homes with no private bath or in dilapidated condition by 17 per cent from 1940 to 1950, but this was again less than one-half of the State average decrease.

51/ Bureau of the Census, Census of Housing, 1940, and Census of Housing, 1950.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

TABLE 23

CHARACTERISTICS OF DWELLING UNITS
Lonaconing, Maryland, and Surrounding Area, Compared to Allegany County and State of Maryland
1950

	Lonaconing							
	Town		Surrounding Area*		Allegany County		Maryland	
	Number	Per Cent Of All Units	Number	Per Cent Of All Units	Number	Per Cent Of All Units	Number	Per Cent Of All Units
Urban, Rural Farm and Rural Nonfarm								
All dwelling units by occupancy and tenure:								
Total	730	100.0	1,557	100.0	26,172	100.0	689,116	100.0
Owner occupied	313	42.9	761	48.9	13,937	53.3	360,718	52.3
Renter occupied	384	52.6	733	47.1	11,508	44.0	280,504	40.7
Vacant, Nonseasonal, not dilapidated, for sale or rent	8	1.11	14	0.9	268	1.0	13,085	1.9
Other vacant and nonresident	25	3.4	49	3.1	540	2.1	34,809	5.1
All dwelling units by condition and plumbing facilities:								
Number reporting	716	98.1	1,530	98.2	4/		666,425	96.7
No private bath or dilapidated 1/	345	48.2	967	63.2	4,486	18.5	173,004	26.0
No running water or dilapidated	122	17.0	378	24.7	3,049	11.6	99,734	15.0
Occupied dwelling units:								
Total	697	95.5	1,494	96.0	25,445	93.6	641,222	93.0
Persons per room								
Number reporting 2/	687	98.6	1,479	99.0	4/		632,109	98.6
1.51 or more 1/	22	3.2	74	5.0	1,025	3.8	23,399	3.7
Urban and Rural Nonfarm:								
Total dwelling units	719	98.5	1,490	95.7	24,952	95.3	640,277	92.9
Contract monthly rent								
Number reporting 3/	339	47.1	624	41.9	11,228	45.0	240,972	37.6
(Average monthly rent in dollars)	(14.26)		(12.53)		(27.18) 5/		(39.68) 5/	
Value of one-dwelling-unit structures:								
Number reporting 3/	193	26.8	506	34.0	10,417	--	252,712	—
(Average value in dollars)	(3,273)		(2,607)		(5,290) 5/		(8,033) 5/	
Rural Farm Dwelling Units	11	1.5	67	4.3	1,217	4.7	48,839	7.1

(see footnotes on following page)

* Election Districts 10, 15, 25, 27.

1/ Percentage computed as a proportion of the number reporting.

2/ Percentage computed as a proportion of the total occupied dwelling units (Urban, Rural Farm, and Rural Nonfarm).

3/ Percentage computed as a proportion of total dwelling units (Urban and Rural Nonfarm).

4/ Footnotes should be: Percentages computed by author.

5/ Median value.

SOURCE: U.S. Bureau of the Census, Census of Housing, 1940, Vol. I, Data for Small Areas, Maryland, Table 5, Vol. II. General Characteristics, Maryland, Tables 1,2,4,6,15,22,24 (author's computations for percentages).

U.S. Bureau of the Census, Census of Housing, 1950, Vol. I, General Characteristics, Part 20, Maryland, Tables 1,3,7,14, 26,28; First Count, Maryland, Allegany County, listing sheet for minor civil divisions (unpublished), (author's computations for percentages).

On the other hand, out-migration has left more room in homes and reduced congestion. In 1950 only 3.2 per cent of the homes reporting had more than 1.51 persons per room. The State average was 3.7 per cent.

Population density is low, averaging 270 persons per square mile for the four election districts and 4,578 for the Town of Lonaconing. The area has ample "elbow" and growing space, when compared to Baltimore's 11,043 persons per square mile.[52/]

Land values are moderate and rentals are extremely low, the average monthly rent in Lonaconing in 1950 being only $14.26 compared to median rental in the State of $39.68.

Construction costs are lower in the Cumberland area than in Baltimore,[53/] with construction in Lonaconing usually undertaken by Cumberland firms.

Local Public Finance

The town has had no bonded debt since 1951. Its largest expenditures are for highways and public safety. Revenues are primarily from real estate taxes, assessed valuation of tangible property being $1,233,862.00 in 1954-1955.

Lonaconing's property tax rate is $0.85 per $100.00 of assessed value; Allegany County's rate is $2.25 per $100.00 and the State tax is $0.109 per $100.00. A detailed account of the fiscal reports of the Town of Lonaconing is shown in Tables 24 to 27.

Sewage Disposal

One of the major problems in the Georges Creek area is the disposal of sewage. It is customary to dump raw untreated sewage into the

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[52/] Table 8.

[53/] U. S. Department of Commerce and U. S. Department of Labor, Economic Development in the Cumberland, Maryland, Area, p. 74.

TABLE 24

TOWN OF LONACONING

Capital Outlay

Year	General Government	Highways	Sanitation & Waste Removal	Misc.	Total
1950-51	$ --	$ --	$ --	$120.21	$120.21
1951-52	248.97	261.12	--	--	510.09
1952-53	--	--	398.10	--	398.10
1953-54	--	--	--	--	--
1954-55	3,997.50	--	--	--	3,997.50

Capital Assets

	June 30, 1955
Buildings	$ 7,156.16
Machinery and other Equipment	5,308.90
Bridges	3,619.48
Parking meters	3,997.50
Office Equipment, Furniture and Fixtures	1,206.85
TOTAL	21,288.89

TABLE 25

PUBLIC DEBT

Year	Town of Lonaconing Temporary	Long-Term (bonded)
1946-47	$ --	$10,000.00
1947-48	--	4,000.00
1948-49	--	15,000.00
1949-50	--	2,000.00
1950-51	--	1,000.00
1951-52	10,000.00	--
1952-53	--	--
1953-54	8,000.00	--
1954-55	--	--

TABLE 26

ASSESSED VALUATION OF TANGIBLE PROPERTY

Year	Town of Lonaconing
1946-47	$ 877,806.00
1947-48	870,006.00
1948-49	1,073,192.00
1949-50	1,049,917.00
1950-51	1,072,467.00
1951-52	969,497.00
1952-53	1,083,287.00
1953-54	1,089,317.00
1954-55	1,233,862.00

TABLE 27

TOWN OF LONACONING

OPERATING EXPENDITURES

Year	General Government	Public Safety	Highways	Sanitation & Waste Removal	Conservation of Health	Public Welfare	Correction	Miscellaneous	Total
1950-51	$3,002.30	$6,531.62	$11,510.02	$518.15	$ --	$20.00	$32.68	$603.15	$22,217.92
1951-52	3,426.24	6,966.30	29,164.69	--	180.00	--	--	754.03	40,491.26
1952-53	3,333.27	6,816.07	11,968.13	398.10	150.00	--	--	603.15	23,052.06
1953-54	3,372.17	6,899.72	27,030.62	--	165.00	--	--	--	37,467.51
1954-55	4,008.38	6,827.56	11,895.87	35.00	180.00	--	--	--	22,946.81

REVENUE

Year	Total Taxes	Licenses & Permits	Fines & Forfeitures	Use of Money & Property	Charges for Current Services	From Other Agencies
1950-51	$20,070.28	$5,910.31	$294.10	$ 120.00	$70.00	$2,884.00
1951-52	18,429.20	7,299.24	138.85	151.91	50.00	2,884.00
1952-53	11,107.75	7,536.57	172.15	3,085.62	10.00	--
1953-54	20,255.30	8,768.04	55.25	3,049.16	10.00	--
1954-55	22,334.15	7,164.73	300.65	3,034.51	10.00	--

Creek in the absence of other facilities for proper disposal. Previous estimates of the cost of a trunk sewer from Frostburg to Westernport were excessive in terms of the population to be served and the value of the property emptying into the sewer. Acid mine drainage has neutralized the sewage and eliminated ordor; however, the sealing of mines and reduced mine operations of recent years is reducing the amount of mine acid emptying into the Creek. As this continues the sewage problem will become more acute.

In this connection, the proposed industrial development committee should apply to the State Department of Health and U. S. Public Health Service for financial assistance in investigating water pollution and, if circumstances warrant, for grants for control programs.54/ It is imperative that a program to relieve the pollution in the Georges Creek be undertaken immediately.

Schooling

Schools in the Georges Creek are under the Allegany County Board of Education. Three elementary schools send pupils to Valley High School in Lonaconing. The high school teaches grades 7 to 12 and offers General, Commercial and Academic Courses. There are 715 students in the high school and 753 in the three elementary schools.

Valley High School, a modern two-story structure with ample room for expansion, was built two years ago at a cost of about $2,000,000, and is the pride of the community. It has a certified library available to the public and offers adult evening programs in woodworking and sewing.

Medical Care

Lonaconing has the services of two resident physicians, both of

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54/ Water Pollution Control Act, Amendments of 1956, Public Law 660.

whom are new in the community. They have surgery and extensive examination privileges in the three nearby general hospitals: Miners Hospital in Frostburg,a State institution, with a bed capacity of 68; Memorial Hospital in Cumberland, a municipal facility with 221 beds; and Scared Heart Hospital in Cumberland with 134 beds.

Public Protection

Two policemen in Lonaconing are responsible for keeping the peace and maintaining smooth vehicular traffic in rush hours; aided by deputies who are sworn in by the Mayor as necessary. He can further call upon the Cumberland Police Department which has about 60 members of the force, and eight pieces of motor equipment.

The Volunteer Fire Company numbers 60 members, and maintains a fire truck in its own building. Hydrants are located throughout the city limits, leased to the Town by the Lonaconing Water Company. There has been little damage from local or forest fires in recent years.

Protection is adequate for current circumstances and could be easily extended if the need arose.